

PAST WEEK AND FUTURE OUTLOOK IN THE REAL ESTATE WORLD

SEVEN FINE HOMES SOON TO BE BEGUN

Notable Addition to Columbia Heights.

G. P. HORTON, JR., TO BUILD

Continued Demand for Fine Houses in That Pleasant Section of the City.

George P. Horton, jr., builder, will erect for himself on the northeast corner of Thirteenth and Kenyon streets, Columbia Heights, seven stately buildings, which will contain three stories and basement, in which there will be twelve living rooms, and two bathrooms, and reception hall, and two servants' rooms. The design of the buildings will be carried out in the employment of iron spot bricks and Hummelston brown stone. The buildings will be adorned with heavy copper cornices and roof decorations, and will be supplied with hot water heating, electric lighting, and the latest improved order of plumbing. The interior finish will be of oak and mahogany. The interiors will be handsomely decorated with stucco and fresco work. The buildings will be erected at a cost of \$7,000 each, and will be constructed by Mr. Horton, the building owner. The N. T. Haller Company are the architects, who have put forth their best efforts to make this the finest enterprise that will take place this season on Columbia Heights.

ELECTRIC POWER PLANT TO BRIDGE SUSQUEHANNA

Biggest in the World Save One, and to Cost \$10,000,000.

Second in size only to the great Nile dam, regarded by experts to be modern man's greatest accomplished engineering feat, the mammoth dam that will imprison the waters of the Susquehanna river at McCall's Ferry, Pa., and force them to drive electric cars and illumine streets in many cities promises to be a marvel of ingenuity and of modern economies.

One may agree but weakly from figures the tremendous task that awaits the engineers. The dam is to be 2,900 feet long, running from shore to shore in the Susquehanna; it is to be 22 feet high, 80 feet thick at the base, and 25 feet thick at the top, wide enough for two teams to drive across abreast without inconvenience to each other. More striking still is the fact that the dam is to harness waters that roar around and over rocks down an incline of 117 feet in twenty miles, releasing them only when they turn gigantic wheels capable of generating power equal to that of 100,000 horses. To attain such an end the projectors have purchased the land contiguous to the river on both sides for eight miles, and have expressed themselves as being willing to expend \$10,000,000. In a few weeks' time thousands of men, it is expected, will be at work.

REAL ESTATE TRANSFERS.

Friendship and Mt. Airy—Fannie Dingman, part lots 10 and 11, block 3; \$10.
Fourteenth and D streets southwest—Ellie E. Jackson to Nannie R. Jackson, all of square 131; \$2,000.
1517 T street northwest—Ralph P. Barnard et al., trustees, to William J. Booth, lot 18, square 131; \$2,000.
American University Park—John T. Duval to Galen L. Tait and Augustus B. Omwake, trustees, lots 5 and 6, block 13; \$10.
Sherwood—John J. Hamilton et al., trustees, to Dennis J. McCarthy, lot 15, block 21; \$850.
Whitehaven and Harlem—President and directors of Georgetown College, to Charles F. Wetzel, Mary E. Coffren, David A. Wetzel, and Martha J. Pettit, part; \$10.
C street northwest, between Fourteenth and Fifteenth streets—Sophronia McKnight to Harry A. Wagstaff, lot 31, square 230; \$10.
Second street northwest, between E and F streets—Rignold W. Beall et al., to Gilbert J. Osterman and Orlando W. Butler, lot 26 and part lot 27, square 58; \$10.
Good Hope Park—J. Holdsworth Gordon et al., trustees, to Thomas L. Hulse, trustees, lots 1, 3, 4, 7, and 10, square 42; \$2,500.
West Eckington—Ralph H. Daughton to Caroline I. Griesheimer, lots 18 and 19, block 6; \$10. Nettie S. Irwin et al., to J. D. Daughton, same property; \$10.
Interest—Rudolph Kauffmann et al., and Louise Simpson to Victor Kauffmann, all real estate in District of Columbia of which Samuel H. Kauffmann died seized, except lots 100 and 101, square 212; \$10.
1421 Massachusetts avenue northwest—Rudolph Kauffmann et al., and Victor Kauffmann et al., to Louise Simpson, all interest in lots 100 and 101, square 212; \$10.
R street northwest, near Third street—Enech H. Waters et al., to Perry E. Medford, part lot 1, square 351; \$25.
Le Droit Park—John M. Hoge, Orlando W. Butler, lot 54, and part lots 53 and 55, block 13; \$10.
Alley, between and M, Eighteenth and Nineteenth streets northwest—National Safe Deposit Savings and Trust Company, trustees, to William H. Walker and John T. Samuel H. Kauffmann, lot 72, square 140; \$18,500.

EASTER GREETING TO THE SCHOOL CHILDREN

Next Monday—Easter Monday—there will be a great celebration at Randle Highlands—all sorts of amusements for young and old. Easter eggs in grant numbers and pet rabbits will be hidden in the shrubbery and grass. Gen. Grant, a roster of great voice and plumage, and guinea pigs will be in the woods. Whoever catches them or finds the eggs or pet rabbits will be the owner. Everything has been arranged for the comfort of the children and their parents. The mothers of the children are especially invited to enjoy this day of recreation and pleasure. Ample space will be found there for romping. The grand view of Washington will be an inspiration.

Take the Capital Traction Pennsylvania avenue cars going east, marked "F" & "G" (fun and games), in front of the White House or anywhere else along the Capital Traction line.

It is only 12 minutes' ride east of the Capitol, and only one car fare. This celebration will be for the white children of Washington. Nothing will be permitted to take place on the grounds that will offend or injure the smallest child.

REMEMBER the grand hunt for eggs, pet rabbits, &c., will begin at 12 o'clock and continue until 4, during which time a band will make the air ring with patriotic airs.

BEGINNINGS OF THE NEW CITY ON THE BEAUTIFUL HILLS ADJOINING WASHINGTON



DR. STUTLIFFE'S RESIDENCE.

PROPERTY IN NEW FINANCIAL CENTER

Shows No Abatement of Interest.

DEMAND CONTINUES GOOD

Flattering Offers for H Street Pieces Held Under Adversity by Trustee.

The lull in the excitement connected with recent large sales of property on Fifteenth street has been largely due to the fact that about all the available pieces of property in that section have been taken up or the values have been raised to such figures that they have become almost prohibitive. The reported consummation of a sale of St. Matthew's Church property, while lacking in some detail, is pretty generally believed to have been accomplished, while the fact that the property of the George Washington University, on the opposite corner, has been advanced to a figure largely in excess of that which it was believed would have obtained it some time ago has rendered futile efforts that were made to secure it.

H Street Property Wanted.

It is stated that an offer of \$110,000 has been made for the two houses 1502 and 1504 H street, immediately adjoining the property of the Colonial Hotel, lately purchased by the Union Trust Company, and that the trustee representative, William A. Jones, of Virginia, is undecided as to the desirability of accepting it. The lot has a frontage of fifty-three feet by a depth of 111, containing 4578 feet, and is improved by two three-story and basement brick dwellings of a character that was so popular in that section some years ago. It will be recalled that the property 1510 H street, which is of the same class of house and has been remodelled into office buildings, was recently purchased by D. J. Kaufman, for which he paid \$64,000. As the property is stated to rent for \$5,000 the investment is a good one.

Neighborhood Improvements.

W. B. Hibbs, who purchased the Barton Hotel property, has had plans submitted by architects for the building he contemplates erecting, but as yet has come to no decision. The several plans submitted represent a building of the most imposing character, and as it will overlook any of the structures about him, will render it a most attractive addition to that rapidly improving section. The property on Fifteenth street, between H street and Pennsylvania avenue, immediately opposite that of Mr. Hibbs, and which was purchased about a month ago by C. F. Norment and J. T. Hendrick, is expected to be torn down and a nine-story office building erected on the site. Plans have been drawn and estimates secured, but as yet no decision has been reached, as it is desired to have the building specially adapted for the purposes of the Stock Exchange, and have it designated as the Washington Stock Exchange building. A canvass of the membership of that body shows a desire to accept the offer, and it may yet be that the organization will shortly have a home of its own.

NEARLY ONE MILLION FOR FIFTH AVE. CORNER

A lot at the corner of Fifth avenue and Fifty-sixth streets, New York, 50x100 feet, improved by two five-story brick dwellings was sold last week, and, although the price was not named, it was understood to be very close to \$1,000,000. Two years ago the property brought \$600,000 at public auction. Edwin Gould occupies the corner dwelling.



HOME OF DR. CRAMPTON.

MARCH BUILDING RECORD SHOWS SLIGHT DECREASE

Washington Stands Eighth in List Although Falling Off 50 Per Cent.

Bad weather had its influence on building operations in March. During the month permits were taken out in twenty-six of the principal cities of the country, according to official reports to Construction News, for the construction of 10,671 buildings, involving an estimated cost of \$61,153,111, against 12,515 buildings, aggregating in cost \$49,932,184 for the corresponding month a year ago, a decrease of 1,244 buildings and \$3,516,873, equivalent in cost to 7 per cent. In thirteen cities there were increases, while the same number show a falling off. The figures show that there were 273 permits issued for this city this year, with a total of \$303,407, as against 27 in 1905, representing an outlay of \$1,573,799. This city stands eighth, outranking such live towns as Denver, Kansas City, Seattle, and others claiming exceptional activity.

beautiful house last summer formerly owned and occupied by the late Miles Fuller. Opposite this house is the home of Mr. P. S. Michener, and on the summit of the hill is the beautiful home, surrounded by grounds that portray the magic touch of the landscape artist, of Dr. C. A. Crampton, chief chemist of the United States Internal Revenue Bureau. Among other residents at Somerset are Dr. M. H. Sullivan, of the navy; Dr. T. A. Griffin, W. D. Benham, of the United States Treasury, and E. S. G. Titus, of the United States Agricultural Department. "Somerset," located as it is, "high on the highlands where munificent nature has made one of her supreme efforts to be grand and lovely," is bounded on the east by Chevy Chase, on the north by Drummond (the attractive subdivision taken from the farm of General Drummond), on the south by Friendship Heights, and on the west by a beautiful sunset and one grand panoramic view portraying the hills and vales, and nature in all her wonderful sublimity.

It may be added that Somerset's charter includes all the best features contained in the charters of other prosperous towns adjacent to the capital, among which are Kensington and Takoma. It provides for an election of officers the first Monday in May, at which time a mayor, town clerk, and town council will be chosen.



OLD FARM HOUSE OCCUPIED BY J. B. CALLAHAN, OF THE PATENT OFFICE.

SOMERSET HEIGHTS TAKES ON CITY AIRS

Incorporated With All the Privileges of Voting and Holding Office—Growth of a Colony of Scientific Men.

The signing of the bill last week by the governor of Maryland authorizing the incorporation of the town of Somerset, located in Montgomery county, Md., on the Georgetown and Rockville Electric road, just outside of the District, marked another step in the progress of the history of this very prosperous little community which has led a somewhat eventful and interesting career since its establishment in 1890 by a party of scientists from the Department of Agriculture who desired to secure for themselves country homes in close proximity to the city at a reasonable price, and by associating themselves together thought that a double advantage would be attained.

Why they concluded to purchase land and locate on the beautiful highlands northwest of the city was stated in a published report of their proceedings at the time, which after going into detail summed up their conclusions and argued that the northwest section was the most desirable and most progressive portion of the country contiguous to Washington and that no tract would be considered which was not in a position as to be reached from the city by railway connections and that street cars were to be preferred to steam railways. Also that while it was desirable to have the colony located as near to the city as possible, no tract should be chosen which would require so much money for its purchase that the members could not secure ample building sites at reasonable prices.

Somerset Heights Chosen.

The result was the purchase of the "Somerset" property by the committee and the company which was styled "The Suburban Colony Company," bought fifty acres out of the two hundred-acre tract just to the west of and adjoining the land of the Chevy Chase Land Company on the Rockville pike. Five elegant houses, consisting of all

the modern appointments and conveniences such as would add to the comforts of suburban life, were erected in the spring of 1891.

Unanimous in their opinions that the strictest vigilance should be exercised regarding the sanitation, it was agreed by this "colony" that a water and sewerage system should be installed. An artesian well was bored at a great depth through solid rock and a pumping station and distributing reservoir erected on the summit of the heights. A perfect sewerage system was laid down along the main streets, being maintained for many years by only the five original members of the colony at great expense, and Somerset can today boast of an unsurpassed sewerage system and a water supply unequalled by few towns in the United States. The water is as clear as a crystal and coming from such great depths below the earth's surface, through solid rock, is absolutely pure and cold enough for use in summer without ice.

Prosperous After Many Trials.

The Somerset of today presents a different picture from the little "colony" of five families back in the nineties struggling along under numberless trials and vicissitudes to maintain a water and sewerage system that would have rivaled any town in the State numbering several thousand inhabitants. Today there is a prosperous community of twenty-five or thirty comfortable homes situated on the rolling hills, "mid scenes of beauty, altitudes of pleasure, and a region of promise and pleasures, where the dearest who toils at his work in office all day and becomes weary of the city's hum and buzz, returns at the close of day to his home to be welcomed by his wife and children whose faces

shine with the beauty that the loveliness of nature has implanted in them and whose hearts glow with the tender love and gladness they have learned from the delicate flower and leaf. The eloquent smiles or the sun on the distant hills, the picturesque view that spreads out in one great panorama before the eyes each day, instill in the soul of the mother and child the strong love for art and beauty. These, and the many other happy environments incident to Nature's surroundings, teach the child those divine secrets that make pure men and women, and implant the well-springs of genius.

Reminiscent of Early Days.

The stranger journeying by the Rockville car line observes the community of homelike houses to his left, and up the hill in the cluster of trees is the old farm house which was purchased a few years ago by Mr. J. B. Callahan and recently remodeled. This house is about 150 years old, and when undergoing repairs the old hewn chestnut logs, of which it was built, showed but little signs of decay.

Mr. Edwin E. Howell purchased the



Perfect Little Homes

—Complete with every modern convenience and appointment, on Ontario avenue, in one of the best and most rapidly growing neighborhoods of the desirable northwest section.

Only \$3,700 to \$3,850

\$500 Cash. Balance to Suit. More Than One-Half Have Been Sold

EVERY appointment that could make a house cozy and homelike, and every modern convenience for lightening the labor of housekeeping are included in these fine little 6-room and bath brick houses. The location is in every way desirable, on Ontario avenue, in a high-class northwest neighborhood, surrounded by fine residences and convenient to car line. The houses are substantially built, of good materials, with concrete cellars, heated by excellent furnace; sanitary bath rooms and all modern improvements. McDUGGAL cabinet in kitchen, china closet in dining room, and the new combination mantel and book case in parlor—altogether the completest little homes in Washington city. For the man of moderate means no better home proposition is offered anywhere in the District. The prices asked for these houses are exceedingly reasonable, the terms very easy, and the interest charges a very small matter, so that it will only require a few years to pay off the entire balance.

Just think of buying a nice little home in Northwest Washington for only \$3,700 to \$3,850 on easy terms. We want you to see these houses, for we know you will say they are the best real estate values in the city.

McLachlen Real Estate & Loan Co., Cor. 10th and G Sts. N. W.

Chevy Chase

Acknowledged by All to Be Washington's "MOST BEAUTIFUL SUBURB."

NEW HOUSE, \$23,000

First time offered, and must be sold within a very short time. Owner is leaving city. Located on a northwest corner, directly on Connecticut avenue—35,000 square feet of high ground—planted with all kinds of fruits, flowers, etc. Best house ever offered for sale in this section—13 rooms, 2 baths, steam heat.

LET US TAKE YOU TO SEE IT. Lots and smaller houses at very reasonable prices and almost any terms. If you want the property we feel sure we can arrange payments satisfactory.

Thos. J. Fisher & Co., Incorporated, 1414 F St. N. W.

Special! In Real Estate \$300 Cash, \$35 Monthly Notes Price, \$5,250 Rent \$48 Per Month

Modern 2-family apartments, well constructed, and a few steps from E. Capitol st. cars, Mass. ave. and B. st. se. On this plan the building will almost carry your payments and all other expenses until the second trust is paid off—after that you will have a net income of nearly \$400 per year. Let us show you these at once.

Thos. J. Fisher & Co., Incorporated, 1414 F Street N. W.

COLONIAL AND FRENCH RENAISSANCE HOUSES

Two Adjoining Dwellings Now Building on Connecticut Avenue Show the Different Styles.

Two houses are now being built on Connecticut avenue, just above Florida avenue, for John H. Nolan, builder and owner, Wood, Donn & Deming, architects, which will add much to the architectural embellishment of this already beautiful section of town. The frontage of the two houses is fifty feet. The northerly house will be the future home of Mr. Nolan, and is of Colonial design. It is a stately house with grayish-red brick walls, laid in Flemish bond with white marble trimmings. The other house is of a French Renaissance type of architecture. It is an American basement house with entrance in the middle a few steps above sidewalk level. The material of both houses, as well as the color scheme, will be the same, although the type of architecture is different.

They will be provided with all the most modern conveniences, and the finish will be of a very high grade.

IMPROVEMENTS IN MINTWOOD PLACE

George S. Cooper, owner and architect, has taken out a permit to build two three-story and basement brick dwellings located on Mintwood place between Eighteenth and Nineteenth streets northwest. The houses will be constructed of light brick with Indiana limestone trimmings, will contain eleven rooms and two baths each, and a very pretty semi-colonial effect will be secured by finishing the upper floors in white pine and mahogany. The cost will approximate \$7,000 each. Jones & Peters are the builders.

Come Out Today and See This Beautiful House

Somerset Heights



—one that makes life worth living. You will enjoy the ride and pass many places of interest, among which is the home of John R. McLean and former home of ex-President Cleveland. Take Georgetown car (Metropolitan line), transfer at F street and Wisconsin avenue (one-cent fare). Get off at "Somerset Heights," walk one square west-thence one square north. Your "house-hunting" days are over the minute you inspect this one: 7 rooms and reception hall; large attic; concrete cellar; modern heating and plumbing; electric fixtures to be selected by purchaser; cabinet mantels; hardwood stairway; water absolutely pure and clear as crystal; residents here are immune from typhoid and malaria. Lot 75x150 (over quarter acre). Will sell adjoining lot, same size, 400 feet elevation. You MUST see it to appreciate it. OPEN ALL DAY TO-DAY.

Choice lots, 6 to 12 cents per sq. ft.

EDGAR M. HAYES,

SOLE AGENT, Phone Main 561. 1224 F Street "There Is REALITY in My Realty"

\$3,800

Just being completed at 7th and I sw.; two-story, bay window, 6 rooms, reception hall, tiled vestibule and bath, porcelain tub, cabinet mantels. A beautiful and exquisite home.

\$3,150

New houses, I between 6th and 7th sw.; 6 rooms and porcelain tub, with all modern conveniences. Make pretty homes or 8 1/2 per cent investment. By paying a few hundred dollars cash the balance can be paid in monthly installments. Ten already sold. Only two left.

Floyd E. Davis, 7th and E Sts. S. W.

Lots For Sale at

HILLBROOK, D. C.

An ideal subdivision, facing car line, 5c fare, 40 minutes to Treasury.

Prices from \$150 to \$300

Terms \$2.50 to \$5 Cash Easy Payments

10 per cent discount for all cash Will build you a home on rental basis. Good neighborhood, public schools, churches, free mail delivery. For further particulars and plat, write or call.

Suburban Homes Co., Inc. 203-204 Colorado Building